

5 SUITES AVAILABLE

EASTGATE COURT

104-132 Eastgate Dr · Algonquin, IL 60102

An **established neighborhood destination center** at a signalized hard corner on IL Route 62 — anchored by a stable mix of **dining, dental, wellness, pet care & family retail**, directly adjacent to a major senior residential community. High visibility, strong daily traffic, **Walk Score 71**, and a landlord that builds to suit.

AVAILABLE SPACES

SUITE	SIZE	IDEAL FOR
104-108	2,000 SF	Endcap w/ abundant natural light — retail, service, studio, showroom
116	±1,000 SF	Clean shell — professional, service or wellness office
124	±1,000 SF	Turnkey former salon — beauty, salon, aesthetics, service
128-132	±1,955 SF	Turnkey restaurant build-out — dining or kitchen-ready concept
208	±1,000 SF	Finished showroom-quality space — boutique, service, wellness

All spaces available now · NNN lease · spaces may be combined



SUITE 208 — FINISHED SHOWROOM-QUALITY INTERIOR

GENEROUS TI · BUILD TO SUIT

Bring your concept — the landlord offers generous, negotiable tenant-improvement allowances and will help build the space to suit your business.

ESTABLISHED CO-TENANCY

- Donkey Inn Bar & Grill
- Family Dental
- Thai Pot
- Ancient Healing Acupuncture
- Bricks & Minifigs
- Underdog Academy

PROPERTY FACTS

LEASE RATE	\$16.00 / SF NNN · est. CAM ~\$5.00/SF/yr
AVAILABLE	±6,955 SF 5 suites · divisible
CENTER GLA	18,955 SF
FRONTAGE	IL Route 62 Algonquin Rd · signalized
WALK SCORE	71 Very Walkable
PARKING	Ample surface
ADJACENT	Senior community built-in daytime base



SIGNALIZED RTE 62 CORNER · SENIOR COMMUNITY ADJACENT

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SCHEDULE A TOUR

(630) 405-6535 ext. 8